

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2025-____-ZO

A By-law to amend By-law No. 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for the lands located at 15021 Woodbine Avenue

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, C.P.13, as amended, (The Act) permits the Councils of local municipalities to pass zoning by-law prohibiting the use of land, or the erecting, locating or using of buildings or structures for, or except for such purposes as may be set out in the by-law; and

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. That Comprehensive Zoning By-law No. 2010-001-ZO is hereby amended as follows:
 - a. By amending Schedule 24 to change the zoning of the lands shown on Schedule 1 from "Oak Ridges Moraine - Countryside (ORM-C)" to "Commercial Residential Mixed - Western Approach with Exception (CM2-X)".
 - b. To incorporate site specific development regulations, as outlined in Schedule 2, attached to this by-law.

READ a first and second time this ____ th day of _____ 20____

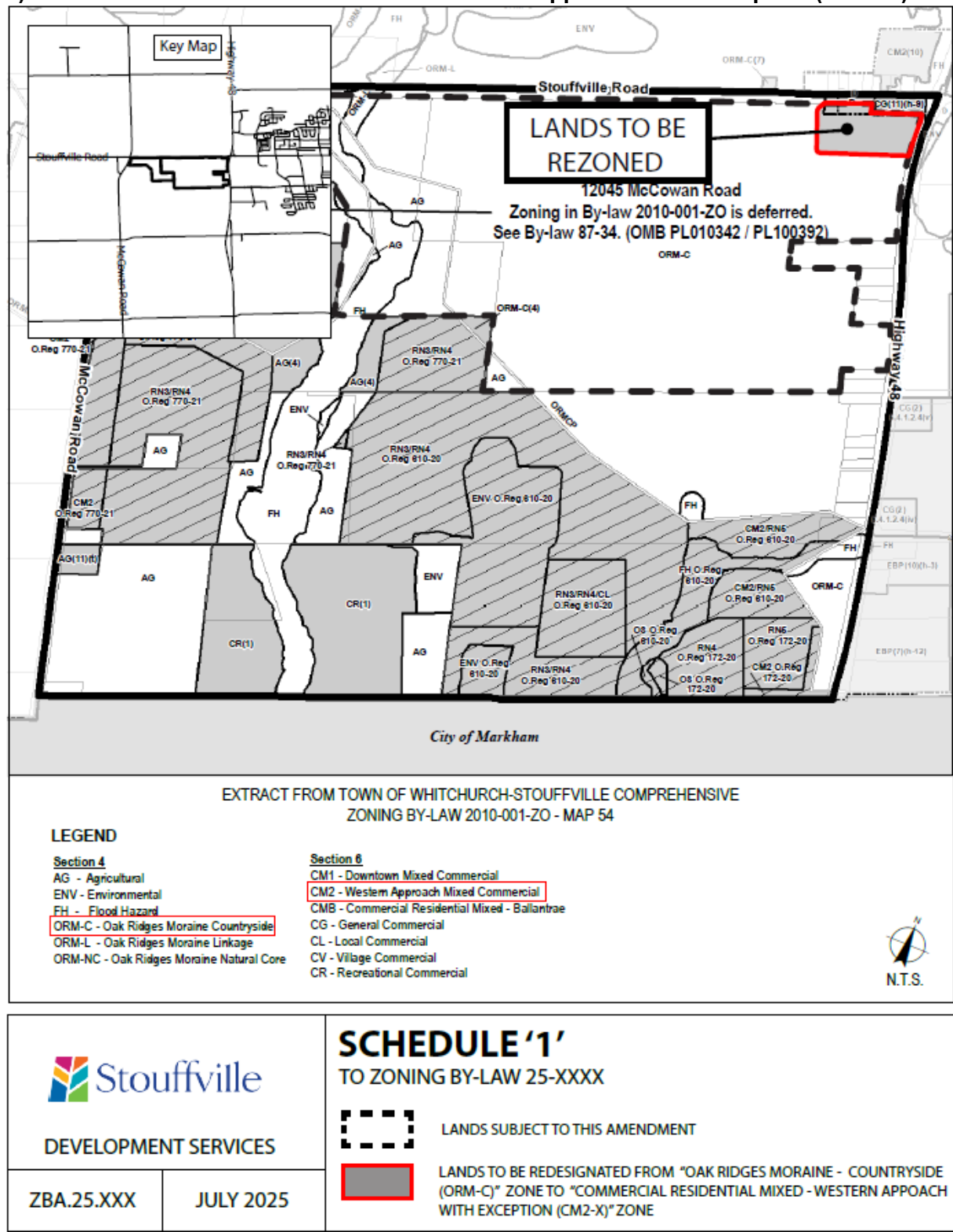
READ a third time and passed this ____ th day of _____ 20 ____

Iain Lovett, Mayor

Gillian Angus-Traill, Clerk

SCHEDULE 1 TO BY-LAW 2025-___-ZO

The area indicated below will be changed from “Oak Ridges Moraine - Countryside (ORM-C)” to “Commercial Residential Mixed - Western Approach with Exception (CM2- X)”.



SCHEDULE 2 TO BY-LAW 2025-____-ZO

Section 7.3 Exceptions – 5061 Stouffville Road (and shown on Schedule 1)

1. Regulations (only the following shall apply):

- i) For the purposes of this By-law, the following regulations shall apply to the boundaries of the CM2(X) zone;
- ii) The Stouffville Road streetline shall be deemed to be the Front Lot Line
- iii) Minimum Building Setback to the Front Lot Line 3m
- iv) Minimum Terrace Setback to the Front Lot Line 0m
- v) Minimum Setback to Highway 48 14m
- vi) Maximum Floor Space Index (FSI) 5.0
- vii) Maximum Building Height 100m
- viii) Minimum Landscaped Area
(may include soft and hard landscaped areas) 5%
- ix) Minimum Amenity Area (apartment buildings, blended indoor and outdoor) – 3.0 square metres per unit, including private balconies
- x) Minimum parking per dwelling unit 1 space/unit